

[illegible]

-OWNER'S DEDICATION-

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT GLENN E GOODE, III AND CATHY GOODE, AS TO LOT 30R, AND DAVID P.
WEDEMEIER, AS TO LOT 32R, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 30, 31 AND 32, BLOCK 17, CRESTWOOD (PARK SECTION), AN ADDITION TO THE CITY OF FORT WORTH,
TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1481, PAGE 490, DEED RECORDS,
TARRANT COUNTY, TEXAS.

DO HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS OUR PLAN FOR SUBDIVISION, SAID LAND TO BE
HEREAFTER KNOWN AS:

LOTS 30R AND 32R, BLOCK 17
CRESTWOOD (PARK SECTION)
AN ADDITION TO THE
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

AND DO HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS AS SHOWN HEREON, IN WITNESS
WHEREOF, WE HEREBY SET OUR SIGNATURES HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS
DAY OF _____, 2019.

[Signature]
GLENN E. GOODE, III

[Signature]
DAVID P. WEDEMEIER

Cathy Goode
[Signature]
CATHY GOODE

-ACKNOWLEDGMENT-

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENN E. GOODE, III, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUSHORBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 30 DAY OF July, 2019.

MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC
STATE OF TEXAS

-ACKNOWLEDGMENT-

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CATHY GOODE, KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUSHORBED HERETO, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 30 DAY OF July, 2019.

MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC
STATE OF TEXAS

-ACKNOWLEDGMENT-

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID P. WEDEMEIER, KNOWN TO ME
TO BE THE PERSON WHOSE NAME IS SUSHORBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 30 DAY OF July, 2019..

MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC
STATE OF TEXAS

-ACKNOWLEDGMENT-

SCALE: 1" = 30'

0 10 20 50 100

y Av, but via this plat ereby deleted.

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETEEN (90) DAYS OF DATE OF APPROVAL.

PLAT APPROVAL DATE: Sept. 27, 2019

BY: [Signature] CHAIRMAN

BY: [Signature] SECRETARY

PLAT RECORDED BY
INSTRUMENT NO. D219221532
man la

Grant Engineering, Inc.

Engineers
3244 Hemphill Street

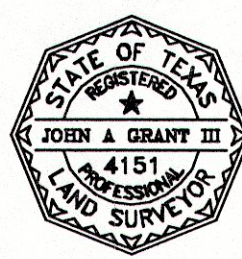
Surveyors
Fort Worth, Texas 76110-4014

Planners
817-923-3131

Firm Registration No. 100919-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN MAY, 2018 AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



John A. Grant III 9-12-19

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151

GENERAL PLAT NOTES

1. BUILDING PERMITS:
 NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
2. UTILITY EASEMENTS:
 ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
3. WATER / WASTEWATER IMPACT FEES:
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. SIDEWALKS:
 SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE "SIDEWALK POLICY" PER "CITY DEVELOPMENT DESIGN STANDARDS".
5. CONSTRUCTION PROHIBITED OVER EASEMENTS:
 NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC OR UTILITY EASEMENT OF ANY TYPE.
6. SITE DRAINAGE STUDY:
 A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS, AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
7. FLOODPLAIN STATEMENT:
 NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE X, COMMUNITY 480986, PANELS 0170-K & 0190-K, EFF. DATE 9-25-09.
8. DEED RESTRICTION NOTE:
 THIS REVISED PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.
9. TRANSPORTATION IMPACT FEES:
 THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
10. PARKWAY PERMIT:
 PARKWAY IMPROVEMENTS, SUCH AS CURB AND GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS, AND STORM DRAINAGE INLETS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
11. PRIVATE FACILITIES MAINTENANCE:
 THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES. THE OWNERS OF SAID PRIVATE FACILITIES AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM ANY CLAIMS, DAMAGES OR LOSSES ARISING OUT OF, OR FROM PERFORMANCE OF, THE OBLIGATIONS OF SAID OWNERS AS SET FORTH HEREIN.

FS-18-166

FINAL PLAT

LOTS 30R AND 32R, BLOCK 17

CRESTWOOD

(PARK SECTION)

AN ADDITION TO THE

CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

A REVISION OF

LOTS 30, 31 AND 32, BLOCK 17

CRESTWOOD (PARK SECTION)

AN ADDITION TO THE CITY OF FORT WORTH

TARRANT COUNTY, TEXAS

AS RECORDED IN VOLUME 1481, PAGE 490

DEED RECORDS, TARRANT COUNTY, TEXAS

